

PB# 02-29

**Caralex Realty
(SP)**

4-3-13.24

**TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY**

DATE: 6-30-03

02-29

**CARALEX REALTY SI
INDUSTRIAL WAY (C
31,750 S.F. WAREHC**

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/27/2003

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LISTING OF PLANNING BOARD **FEEs**
4% FEE

FOR PROJECT NUMBER: 2-29

NAME: CARALEX REALTY SITE PLAN PA2002-1021

APPLICANT: CARALEX REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/25/2003	2% OF 56,642.00 INSP FEE	CHG	1132.84		
06/25/2003	REC. CK. #2321	PAID		1132.84	
		TOTAL:	1132.84	1132.84	0.00

112
6/27/07

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/27/2003

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LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 2-29

NAME: CARALEX REALTY SITE PLAN PA2002-1021
APPLICANT: CARALEX REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/24/2003	SITE PLAN APPROVAL FEE	CHG	100.00		
06/25/2003	REC. CK. #2320	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/27/2003

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LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 2-29

NAME: CARALEX REALTY SITE PLAN PA2002-1021
APPLICANT: CARALEX REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/20/2002	REC. CK. #024897	PAID		750.00	
09/25/2002	P.B. ATTY. FEE	CHG	35.00		
09/25/2002	P.B. MINUTES	CHG	27.00		
01/22/2003	P.B. ATTY. FEE	CHG	35.00		
01/22/2003	P.B. MINUTES	CHG	18.00		
06/24/2003	P.B. ENGINEER	CHG	349.28		
06/26/2003	RET. TO APPLICANT	CHG	285.72		
		TOTAL:	750.00	750.00	0.00

L.R.
6/26/03



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & PA)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

OFFICE

33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100

fax: (845) 567-3232

e-mail: mhenry@mhepc.com

Writer's e-mail address:

mje@mhepc.com

MEMORANDUM

(via fax)

25 March 2003

TO: MYRA MASON, PLANNING BOARD SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

SUBJECT: CARALEX SITE PLAN

PLANNING BOARD APPLICATION NO. 02-29

REVIEW OF PROJECT WORK ESTIMATE - PRIVATE IMPROVEMENTS

On 22 January 2003 the undersigned reviewed the cost estimate submitted for key site improvements for the project, submitted in accordance with the Town Code.

Based on my review, it appears that the cost estimate is acceptable, as it is consistent with the plan approved by the Board, and general unit costs acceptable to our office. As such, we recommend that the Site Bond Amount be established at \$56,642. Based on that amount, the applicant will be required to pay an inspection fee to the Town in the amount of \$1,132.84

Please contact me if you have any questions concerning the above.

NW02-29-Private Cost Est Memo 03-25-03
MJE/s

REGIONAL OFFICES

• 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
• 540 Broadway • Monticello, New York 12701 • 845-794-3299 •

AS OF: 06/19/2003

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 2- 29

FOR WORK DONE PRIOR TO: 06/19/2003

										DOLLARS		
TASK-NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
2-29	183160	01/02/02	TIME	NJE	WS VERIA SITE PLAN AM	88.00	0.40	35.20				
2-29	201148	09/18/02	TIME	NJE	WS CARALEX SITE PLAN	88.00	0.40	35.20				
2-29	201600	09/25/02	TIME	NJE	MM Caralex Disapp>ZBA	88.00	0.01	0.88				
2-29	201681	09/25/02	TIME	NJE	MC CARALEX S/P	88.00	0.50	44.00				
										115.28		
2-29	203931	10/24/02			BILL 02-1231					-115.28		
											-115.28	
2-29	205106	11/04/02	TIME	NJE	MC CARALEX ZBA REFERRAL	88.00	0.50	44.00				
										44.00		
2-29	209692	12/31/02			BILL 03-182 1/15/03					-44.00		
											-44.00	
2-29	210076	01/15/03	TIME	NJE	WS VERIA	95.00	0.40	38.00				
2-29	211031	01/21/03	TIME	NJE	MC CARALEX S/P REVIEW	95.00	0.50	47.50				
2-29	209864	01/22/03	TIME	NJE	MM Caralex S/P COND APP	95.00	0.10	9.50				
										95.00		
2-29	214718	02/24/03			BILL 03-282					-95.00		
											-95.00	
2-29	218543	03/19/03	TIME	NJE	MC CARALEX BOND EXT	95.00	0.50	47.50				
2-29	219024	03/25/03	TIME	NJE	MC BOND MEMO	95.00	0.50	47.50				
										95.00		
2-29	223392	04/16/03			BILL 03-483 4/16/03					-95.00		
											-95.00	
TASK TOTAL								349.28	0.00	-349.28	0.00	
GRAND TOTAL								349.28	0.00	-349.28	0.00	

TOTAL P.05

Shaw Engineering

Consulting Engineers

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(845) 561-3695

January 30, 2003

Chairman James R. Petro, Jr. and
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Re: New Building For Caralex Realty
Industrial Way

Gentlemen:

We have presented below for your consideration our Construction Estimate for the site improvements for the New Building For Caralex Realty. Our Estimate is as follows:


CONSTRUCTION ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Macadam Pavement	3,110 S.Y.	\$ 14	\$ 43,540
Pavement Markings	630 L.F.	\$.40	\$ 252
Pavement Markings-Misc	1	\$ LS	\$ 100
Handicap Sign/Striping	1	\$ 125	\$ 125
Wheelstops	15	\$ 15	\$ 225
Bollards	4	\$ 50	\$ 200
Concrete Curbing	380 L.F.	\$ 10	\$ 3,800
Concrete Sidewalk Entrance	1	\$ LS	\$ 500
Wall-Paks	13	\$ 300	\$ 3,900
Basin with Conc. Curb Level Spreader	1	LS	\$ 4,000
			\$ 56,642

Should this Estimate be acceptable to your Board, my client will pay the 2% inspection fee of \$1,132.84.

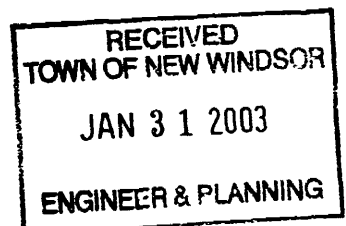
Respectfully submitted,

SHAW ENGINEERING


Gregory J. Shaw, P.E.
Principal

GJS:mmv

cc: Mario Maffei, Caralex Realty



NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 4-3-13.24

In the Matter of the Application of

**MEMORANDUM OF
DECISION GRANTING**

CARALEX REALTY

AREA VARIANCE

CASE #02-65

WHEREAS, CARALEX REALTY, owners of vacant lot on Industrial Way, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an 3 ft. Maximum Building Height to construct a warehouse in a PI zone; and

WHEREAS, a public hearing was held on the 9th day of December 2002 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Gregory Shaw, P.E. of Shaw Engineering appeared on behalf of the Applicant for this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a commercial property located in a neighborhood of commercial properties.
 - (b) The applicant proposes to build a warehouse on property adjacent to other property which it owns. The proposed warehouse will be approximately 31,750 square feet.

- (c) Although the parcel is approximately 17 acres in size, it contains a substantial area of DEC Wetlands so that there is only approximately 1.7 acres of buildable land.
- (d) The applicant seeks a 3 foot height variance so that it can construct the warehouse on the property.
- (e) The applicant proposes to add approximately .8 acres to this property from the adjacent property. If this lot line change is allowed by the Planning Board, the remaining parcel will still meet all the Town Code requirements for Zoning.
- (f) The warehouse proposed to be constructed will not be higher than other warehouses in the neighborhood.
- (g) The proposed warehouse, if constructed, will be similar in appearance to other warehouses in the neighborhood.
- (h) The water drainage from the property will sheet flow on to the neighboring land owned by the same owner, just as is the case at present. The existing flow of water will be maintained.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant which can produce the benefits sought.
3. The variances requested are substantial in relation to the Town regulations but nevertheless are warranted.
4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.
6. The benefit to the Applicant, if the requested variances are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.

7. The requested variances are appropriate and are the minimum variances necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variances.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for an area variance of 3 feet Maximum Building Height to construct a warehouse on Industrial Way in a PI Zone, as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: February 20, 2003

Chairman



RESULTS OF P.B. MEETING OF: January 22, 2003

PROJECT: Caralex Site Plan P.B. # 02-29

LEAD AGENCY:

AUTHORIZE COORD. LETTER: Y N

TAKE LEAD AGENCY: Y ☒ N ☐

NEGATIVE DEC:

M) L S) B VOTE: A 5 N 0

CARRIED: Y ☒ N

M) LS B VOTE: A 5 N 0

CARRIED: Y ☒ N ☐

PUBLIC HEARING: **WAIVED:** ☒ **CLOSED:** ☐

M) B S) L VOTE: A 5 N 0 SCHEDULE P.H.: Y N ☒

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) _____ S) _____ VOTE: A ✓ N _____

RETURN TO WORK SHOP: Y N

APPROVAL:

M) B S) A VOTE: A 5 N 0 APPROVED: 1/22/03

NEED NEW PLANS: Y N ✓

CONDITIONS – NOTES:

Put Formal Decision in file

Need Good Estimate

Need Highway Approval



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: CARALEX SITE PLAN
PROJECT LOCATION: INDUSTRIAL WAY (OFF NYS RT. 300)
SECTION 4 – BLOCK 3 – LOT 13.24
PROJECT NUMBER: 02-29
DATE: 22 JANUARY 2003
DESCRIPTION: THE APPLICATION PROPOSES A 31,750 S.F. WAREHOUSE ON THE
RECONFIGURED LOT (PER LOT LINE CHANGE APPLICATION 02-28).
THE PLAN WAS PREVIOUSLY REVIEWED AT THE 25 SEPTEMBER 2002
PLANNING BOARD MEETING.

1. The property is located in the PI zoning district of the Town. The bulk information shown on the plan is correct for the use group indicated. The application required a variance for building height, which is indicated on the plans as having been obtained. A record of the ZBA action should be on file with the Planning Board.
2. The only outstanding correction is a modification to the bulk table to provide a net lot area, and document compliance. Based on information on the lot line change plan, there appears to be no compliance problem.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
5. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.
6. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 19 of the Town Code.

Respectfully Submitted,


Mark J. Edsall, P.E., P.P.
Planning Board Engineer

CARALEX REALTY SITE PLAN (02-29)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: Caralex Realty site plan on Route 300 proposed construction of 31,700 square foot warehouse. Same plan, Greg?

MR. SHAW: No, little different.

MR. PETRO: Also reviewed at the 25 September, 2002 planning board meeting. In a PI zoning district, bulk information shown on the plan is correct. Record of the ZBA action should be on file with the planning board which I assume it is?

MS. MASON: Yes.

MR. PETRO: Yes, it is. The only outstanding modification to the bulk table to provide net lot area and document compliance based on information on the lot line change. There appears to be no compliance problem.

MR. EDSALL: It's on the lot line change plan. I just want to have it on the site plan so if that's pulled out, it's clear on the plans you get stamped.

MR. SHAW: That's not a problem. Very quickly, Mr. Chairman, as I discussed briefly we're transposing land from one lot of Caralex onto another in order to create a lot, a building an area on this lot for a new warehouse building of 31,750 square feet. Having received building height variance from the ZBA, we're now in compliance with the zoning ordinance of New Windsor and by virtue of the fact that we have to provide 32 spaces for this building, we have provided 35 spaces, far in excess of what we need. The building will be serviced by town water, town sewer. As you will notice on this plan, I have shaded in the newer macadam area. What we have is a common staging area for tractor trailers and again, it's reflected in the common right-of-ways as I previously mentioned that vehicles entering into the new site will have to drive

on the parcel immediately to the north in order to access and vice versa and for this reason that we have provided this right-of-way on each lot to allow mutual ingress egress of vehicles who have to access the buildings. That Mr. Chairman very quickly is an overview on this parcel. If you have any questions?

MR. LANDER: What do we have from fire?

MR. PETRO: Approved on 1/7/2003, highway conceptually approved, more information needed for final approval. Applicant should construct cul-de-sac at the end of Industrial Way, so that's done. So if that's his condition, I would say you have met that. Motion to take lead agency.

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and second that the New Windsor Planning Board declare itself lead agency under the SEQRA process for Caralex Realty site plan on Industrial Way. Roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Motion to waive the public hearing.

MR. BRESNAN: So moved.

MR. LANDER: Second it.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE

MR. PETRO AYE

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Caralex Realty site plan on Industrial Way. Is there any further discussion? If not, roll call.

ROLL CALL

MR. LANDER AYE
MR. BRESNAN AYE
MR. KARNAVEZOS AYE
MR. ARGENIO AYE
MR. PETRO AYE

MR. PETRO: Motion for negative dec.

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Caralex Realty site plan on Industrial Way. Is there any further discussion? If not, roll call.

ROLL CALL

MR. LANDER AYE
MR. BRESNAN AYE
MR. KARNAVEZOS AYE
MR. ARGENIO AYE
MR. PETRO AYE

MR. PETRO: Bond estimate needs to be submitted in accordance with Chapter 19 of the Town Code. Mark, do you have any outstanding comments? I see nothing here.

MR. EDSALL: No, other than the bond estimate and the one bulk table addition they have taken care of everything.

MR. PETRO: We'll just count what you just said as the subject-to's. Any of the board members have any

questions? We've seen it a couple times. It's been to the zoning board, just did the lot line change and I will take a motion for final approval.

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Caralex Realty site plan on Industrial Way with the two subject-to's that Mark read in which are very minor. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/01/2003

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 2-29

NAME: CARALEX REALTY SITE PLAN PA2002-1021

APPLICANT: CARALEX REALTY

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/30/2003	PLANS STAMPED	APPROVED
01/22/2003	P.B. APPEARANCE	LA:ND WVE PH APP CON
	. NEED BOND ESTIMATE -	NEED HIGHWAY APPROVAL - APPROVED
	. CONDITIONALLY	
09/25/2002	P.B. APPEARANCE	REFER TO Z.B.A.
09/18/2002	WORK SESSION	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/01/2003

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 2-29

NAME: CARALEX REALTY SITE PLAN PA2002-1021

APPLICANT: CARALEX REALTY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	01/15/2003	MUNICIPAL HIGHWAY	01/21/2003	APPROVED
REV1	01/15/2003	MUNICIPAL WATER	01/22/2003	APPROVED
REV1	01/15/2003	MUNICIPAL SEWER	/ /	
REV1	01/15/2003	MUNICIPAL FIRE	01/17/2003	APPROVED
REV1	01/15/2003	NYS DOT	/ /	
ORIG	09/20/2002	MUNICIPAL HIGHWAY . CONCEPTUALLY APPROVED. MORE INFORMATION NEEDED FOR FINAL . APPROVAL - APPLICANT SHOULD CONSTRUCT A CUL-DE-SAC AT END OF . INDUSTRIAL WAY.	09/23/2002	APPROVED COND
ORIG	09/20/2002	MUNICIPAL WATER	09/24/2002	APPROVED
ORIG	09/20/2002	MUNICIPAL SEWER	10/08/2002	APPROVED
ORIG	09/20/2002	MUNICIPAL FIRE . NEED SPRINKLER SYSTEM. - ADDITIONAL HYDRANT NEEDED AT REAR . OF BUILDING. - FIRE INSPECTOR WILL NEED TO KNOW WHAT WILL BE . STORED IN THE WAREHOUSE IN ORDER TO DETERMINE ADDITIONAL . FIRE PROTECTION EQUIPMENT AND EXITS. (TRAVEL DISTANCE IN A . SPRINKLERED BUILDING DESIGNATED S1 UNDER THE NEW CODE IS 100 . FEET MEASURED ALONG THE ESTABLISHED AISLES.	09/24/2002	DISAPPROVED
ORIG	09/20/2002	NYS DOT	01/15/2003	SUPERSEDED BY REV1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/01/2003

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-29

NAME: CARALEX REALTY SITE PLAN PA2002-1021

APPLICANT: CARALEX REALTY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/20/2002	EAF SUBMITTED	09/20/2002	WITH APPLIC
ORIG	09/20/2002	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	09/20/2002	LEAD AGENCY DECLARED	01/22/2003	TOOK LA
ORIG	09/20/2002	DECLARATION (POS/NEG)	01/22/2003	DECL NEG DEC
ORIG	09/20/2002	SCHEDULE PUBLIC HEARING	/ /	
ORIG	09/20/2002	PUBLIC HEARING HELD	/ /	
ORIG	09/20/2002	WAIVE PUBLIC HEARING	01/22/2003	WAIVE PH
ORIG	09/20/2002	PRELIMINARY APPROVAL	/ /	
ORIG	09/20/2002		/ /	



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

June 24, 2003

Shaw Engineering
P.O. Box 2569
Newburgh, NY 12550

ATTN: GREG SHAW, P.E.

SUBJECT: CARALEX SITE PLAN FEES DUE #02-29

Dear Greg:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account that will be returned to the applicant.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$ 100.00
Check #2 – Inspection Fee.....	\$1,132.84

Upon receipt of these checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

FAXED

PLANNING BOARD
TOWN OF NEW WINDSOR

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LISTING OF PLANNING BOARD FEES
4% FEE

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09/25/2002	P.B. ATTY. FEE	CHG	35.00		
09/25/2002	P.B. MINUTES	CHG	27.00		
01/22/2003	P.B. ATTY. FEE	CHG	35.00		
01/22/2003	P.B. MINUTES	CHG	18.00		
06/24/2003	P.B. ENGINEER	CHG	349.28		
			-----	-----	-----
		TOTAL:	464.28	750.00	-285.72

PB# 02.29

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#637-2003**

06/27/2003

Caralex Realty

**Received \$ 100.00 for Planning Board Fees, on 06/27/2003. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**



Town of New Windsor

OFFICE OF THE PLANNING BOARD

555 Union Avenue
New Windsor, NY 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 02-29

DATE: 4 November 2002

APPLICANT: Caralex Realty
463 Temple Hill Road
New Windsor, NY 12553

#1 ZBA 11-25-02
SET UP FOR P/L
#2 ZBA 12-9-02
APPROVED
17 Sept 2002

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED
FOR (SUBDIVISION / SITE PLAN)

Site Plan

LOCATED AT

Industrial Way, west of Temple Hill Road

ZONE

P I

DESCRIPTION OF EXISTING SITE:

SEC: 4

BLOCK: 3

LOT: 13.24

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

Height Variance Required for proposed building

Michael Babcock
MICHAEL BABCOCK
BUILDING INSPECTOR

ZONE	REQUIREMENTS			PROPOSED OR AVAILABLE		VARIANCE REQUEST	
	P.I.	USE	A - 5				
MIN. LOT AREA			40000 S.F.	811087 S.F.		- S.F.	
MIN. LOT WIDTH			150 FT.	280 FT.		- FT.	
REQ'D FRONT YD.			50 FT.	57 FT.		- FT.	
SECOND FRONT YD.			FT.	FT.		- FT.	
REQ'D SIDE YD.			15 FT.	22 FT.		- FT.	
REQ'D TOTAL SIDE YD.			40 FT.	61 FT.		- FT.	
REQ'D REAR YD.			20 FT.	200 FT.		- FT.	
REQ'D FRONTAGE			NA FT.	NA FT.		NA FT.	
MAX. BLDG. HT.			22 FT.	25 FT.		8 3 FT.	
FLOOR AREA RATIO			0.6	0.04		-	
MIN. LIVABLE AREA			NA S.F.	NA S.F.		NA S.F.	
DEV. COVERAGE			NA %	NA %		NA %	
O/S PARKING SPACES			32	35		-	

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

CARALEX REALTY SITE PLAN (02-29)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: Now that I've explained how we're proposing to take 0.79 acres from one lot at Caralex and bring it into the other, we want to build something on it and this is a new warehouse building of 31,750 square feet. It's in a PI zone which requires a minimum lot area of 40,000 square feet, we're able to comply with that. We satisfy all the conditions of your zoning ordinance with respect to building height based upon 12 inches per foot to the nearest lot line, as you can see to our property to the north, we're approximately 22 feet away which would give us a maximum building height of 22 feet. We're proposing 30 feet, therefore, we need to go to the Zoning Board of Appeals and get a building height variance. So I'd be looking for the board to reject approval tonight to allow me to proceed to the ZBA for that one variance.

MR. PETRO: Couldn't move the building back any further?

MR. SHAW: No, we're pretty well located between the land to the south, the buffer line of the New York State DEC and the property line separating this parcel from the lands of Verla to the north.

MR. PETRO: Why the angle on the building, is that following the road?

MR. SHAW: The reason for the angle on the building is to maximize the size of the building. In that buildable area, we have tried other geometry and what really dictates is that we have an existing easement which runs through the property for two sanitary sewer lines, one is the 12 inch line, the other is a 30 inch line, which is the new intersector from Stewart. Because of the angle of that line in order to utilize it for the front yard setback, we have created a new lot line closest to Temple Hill Road, then our building line is parallel to that. If we were to twist it so that it was parallel to Industrial Way, and put in the

loading docks, we'd be losing building area.

MR. PETRO: What variances are you seeking, building height?

MR. SHAW: Building height and only building height.

MR. PETRO: That's the only one?

MR. SHAW: Yes.

MR. EDSALL: Are you sure that with all the wetlands subtracted that you might not need an area variance for this lot as well?

MR. SHAW: I'll have to go back and doublecheck the million dollar question. Where is the rest of the DEC wetlands line?

MR. EDSALL: In the back.

MR. SHAW: In the back and as it also wraps around this area, Mark, the wetlands line I've shown on the plan was flagged by the DEC and approved by them, we have mapping with their approval stamp on it. We did not have the entire site flagged because it wasn't germane to what we were doing.

MR. PETRO: Where is the road into this building?

MR. SHAW: This road is going to be coming down in this fashion, I will show you on the map. What we have is Industrial Way which is this white area and it crosses over this lot, what will be this lot and enter this parcel.

MR. PETRO: Existing now?

MR. SHAW: That's existing.

MR. PETRO: All right, I have it on this plan.

MR. SHAW: What we're proposing to do is to add additional pavement which is shaded and give each lot mutual right-of-ways to allow a vehicle who wants to

enter the new building into the loading area the ability to come down Industrial Way which is a town road cross over onto their property onto this lot owned by Caralex also then back into the loading area then be able to pull out.

MR. PETRO: Six spots on the side where the existing warehouse is, where is the backout for those spots, onto that pavement area which is the road?

MR. SHAW: Well, it's more than just a road, you probably have pavement width 70 feet, 75 feet in width, so I think there's more than enough room to be able to back out.

MR. PETRO: You're backing out into the flow of traffic also, correct?

MR. SHAW: No, I don't know if I would--

MR. PETRO: You're calling it backout into a parking lot. In other words, it's a big huge parking lot.

MR. SHAW: Correct.

MR. LANDER: As long as these two pieces stay under the same ownership.

MR. PETRO: And/or there's no further development to that side.

MR. SHAW: There will not be.

MR. ARGENIO: I think they're bound by wetlands.

MR. SHAW: We're finished extending Industrial Way, Industrial Way is going to end where it is. Mark had a comment at the workshop about possibly putting in the cul-de-sac to memorialize the end of the town road but I'm not going to be extended to the west at all due to the wetlands.

MR. PETRO: That's what they said about the Thruway, it was going to end in Yonkers.

MR. LANDER: But as long as these two pieces are under the same ownership, they have the right to back out here into this parking lot.

MR. SHAW: Even if they were to sell a lot to somebody else, these are going to be filed and recorded easements, all right. If you will notice on the subdivision plan, excuse me, the lot line change plan, those easements are spelled out in metes and bounds so I think even if they wanted to sell a parcel, they would have the right to access over the other lot in order to get to Industrial Way.

MR. PETRO: Mark, you haven't reviewed this entirely until it goes back?

MR. EDSALL: No, I figured you're going--

MR. PETRO: Why don't we set it up for a variance, the variance that you're seeking is how much height?

MR. SHAW: Eight feet of building height.

MR. PETRO: If for some reason you had to turn the building, obviously, you've made the building smaller that would only decrease, you're seeking a variance, if it had to be turned for some reason, the variance may not be enough. Why are you seeking only 8 feet? Why don't you go for a little bit more? I'm just thinking ahead of why ask for just that little bit unless you think that's sufficient.

MR. SHAW: Well, I think it's sufficient, plus our building is 22 feet from the property line, even though the adjacent property is owned by my client. Also, you don't want to get too close. He can live with 22 feet. I think that's appropriate.

MR. LANDER: What is it, 15 feet is that front yard?

MR. SHAW: That would be a side yard.

MR. PETRO: As you slide that building closer to the wetlands, he would gain footage, you realize that. Why didn't he do that?

MR. ARGENIO: Into the buffer zone.

MR. SHAW: Probably into the buffer zone.

MR. PETRO: Motion for final approval?

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Caralex Realty site plan on Industrial Way. And Andy, can we grant final approval even though it's only a referral to the zoning board?

MR. KRIEGER: Grant final approval for what?

MR. PETRO: Grant final approval, we're going to turn it down, obviously, to send him, grant final approval on the site plan which is built on the property, that's not part of that site plan, it's technical, but I'm just wandering if that's the right procedure.

MR. KRIEGER: That part of--

MR. PETRO: The subdivision, I mean the lot line change has not taken place yet. Follow me?

MR. KRIEGER: Yes.

MR. PETRO: We're now going to do a negative roll call, I'm going to take a negative on it, send them for their variances on property that's not part of that site yet.

MR. KRIEGER: Should be another good reason for voting a negative, just in case somebody wanted a good reason.

MR. PETRO: Procedurally does that make sense?

MR. KRIEGER: We're going to take action, other than sending him to the zoning board, it would be a good point but considering that that's the action that's contemplated going to the zoning board, it won't

September 25, 2002

9

prevent that.

MR. PETRO: Motion has been made and seconded. Any further discussion? Okay, roll call.

ROLL CALL

MR. ARGENIO	NO
MR. BRESNAN	NO
MR. KARNAVEZOS	NO
MR. LANDER	NO
MR. PETRO	NO

MR. PETRO: At this time, you have been sent to the New Windsor--I'm not saying this again, I've said it so many times, you know what I'm saying. If you get lucky and get your variances, you can come back.

MR. SHAW: Thank you.

ZONING BOARD OF APPEALS

Regular Session

Date: DECEMBER 9, 2002

TENTATIVE AGENDA

7:30 p.m. – Roll Call

Motion to accept minutes of NOVEMBER 25, 2002 meeting as written.

PRELIMINARY MEETINGS:

- SET UP FOR P/H
1. **ANDREWS, ROBERT (#02-67) Toleman Road**– Request for 5' Side Yard and 10' Max. Bldg Ht. to construct garage. (SBL - 56-1-25.6) **R-1 Zone**
 2. **MC DERMOTT, RONALD & LARISUE (#02-70) Merline Avenue** Request for; 8,000 sf lot area, 30' lot width, 5' front yard setback, 10' rear yard setback to construct single family home. (SBL 15-4-30) **R-4 Zone**
 3. **BLOOM AND BLOOM (02-68) Blooming Grove Tpk.** Request for 20.2' Front Yard; 7' Rear Yard; 17% Developmental Coverage; 5% Parking Area (SBL #46-2-50.1) **P Zone**
 4. **BENISH, DEBORAH (02-71) River Road** - Request for re-establishment of Non-Conforming use discontinued for period of 2-years (SBL #20-4-1) **PI Zone**
 5. **LA CASA D'ORO INC. (02-72) 152 Windsor Highway** – Request for 6" Maximum Height for "Electrolux" sign; 6" Maximum Height for "Special Tees" sign (SBL #9-1-12.1) **C Zone**

PUBLIC HEARINGS:

- 20-1-19
- APPROVED
6. **HARRIS, ANNE (02-64) 1 Riverview Avenue** – Request for interpretation of residence as a single-family with two kitchens (SBL #20-2-50) **R-4 Zone**
ONE FAMILY HOME WITH TWO KITCHENS
 7. **NUGENT, JAMES # (02-69) Kayleen Drive** – Request for 80' lot width; 50' street frontage to allow single family construction in (#19-4-75.1, 60.2) **R-4/NC Zone**
WRONG S-B-L
 8. **CARALEX REALTY - # (02-65) Industrial Way** - Referred by P.B. for ~~8~~ ^{3 FT} max. bldg. ht. variance for construction of a warehouse on Industrial Way. (4-3-13.24) **PI Zone**
 9. **ROUTE 32 NW REALTY LLC. # (02-66) Rt. 32 -KFC** - Request for one (1) additional façade sign and 3.5 ft. height for two signs; **LONG JOHN SILVER** – one (1) additional façade sign and 3.5 ft. height for two signs; **FREESTANDING** – ~~50~~ ^{90 SQ FT} sq. ft. freestanding and 5 ft. height on Rt. 32. (#35-1-59.21) **C Zone**

I HAVE PONDROSA FILE NO DISAPPROVAL

PUBLIC NOTICE OF HEARING

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 02-65

Request of Caralex Realty

for a VARIANCE of the Zoning Local Law to Permit:

the construction of a 31, 750 SF warehouse building.

The requested Variance is for a building height of 3 feet.

being a VARIANCE of Section 48-12 Table of Bulk Regulations Column I

for property situated as follows:

18.6 acre parcel at the present termination of Industrial Way

known and designated as tax map Section 4, **Blk.** 3 **Lot** 13.24

PUBLIC HEARING will take place on the 9th **day of** December, **20**02 **at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 o'clock P.M.**

Lawrence Torley

Chairman

ZONING BOARD OF APPEALS

November 25, 2002

AGENDA: 7:30 P.M. - ROLL CALL

Motion to accept the minutes of the 10/28/02 meeting as written.

PRELIMINARY MEETINGS:

SET UP
FOR P/H

1. **FOUNTAIN, GLENN** - Request for use variance/interpretation for existing single-family residence at 11 East Green Road in an R-1 zone. (55-1-8.2).

2. **GRIMALDI, LEONARD** - Request for 6 ft. side yard variance to construct stairwell addition at 22 Mark Street in an R-4 zone. (45-1-2.1).

SET UP FOR
P/H

3. **SHOTMEYER, KATHLEEN** - Request for use variance to allow construction of three-family residence at 1111 River Road in a PI zone. (20-2-50).

SET UP
FOR P/H

4. **HARRIS, ANNE** - Request for interpretation of residence as a single-family with two kitchens at One Riverview Avenue in an R-4 zone. (20-1-19).

5. **CARALEX REALTY** - Referred by P.B. for 8 ft. max. bldg. height variance for construction of a warehouse on Industrial Way, PI zone. (4-3-13.24).

SET UP
FOR P/H

6. **ROUTE 32 NW REALTY LLC** - Request for sign area and height variances for Kentucky Fried Chicken/Long John Silver for façade and freestanding signs* at location (former Ponderosa) site at 334 Windsor Highway -C zone. (35-1-59.21).

SET UP
FOR P/H

7. **NUGENT, JAMES** - Request for 50 ft. road frontage and 80 ft. lot width variance to allow construction of single-family residence on Kayleen Drive in an R-4 zone. (19-4-54.1).

75.1 NO FILE

PUBLIC HEARINGS:

APPROVED

8. **HARDEN, GREG** - Request for 5 ft. side yard variance to construct two-car attached garage at 107 Parkdale Drive in an R-4 zone. (8-5-18).

APPROVED

9. **MODH, PARESH** - Request for 5 ft. 6 in. side yard and 7 ft. rear yard variances for existing shed, plus 23 ft. rear yard variance for existing deck at 1136 Route 94 in an NC zone. (67-4-20.1).

APPROVED

10. **NEUMANN, PAUL** - Request for 1 ft. 9 in. rear yard variance for construction

NEED TO CHANGE DISAPPROVAL TO 5 FT 9 IN
BECAUSE OF A 4 FT DECK

of residence on corner lot at 82 Hudson Drive in R-4 zone. (25-3-1).

APPROVED AS A TWO FAMILY

11. CUBITO, ROSE ANN - Request for interpretation and/or use variance of an existing second apartment at 15 Hillside Avenue in an R-4 zone. (12-1-28).

APPROVED

12. POST, WILLIAM - Request for 6 ft. 6 in. rear yard variance to construct deck at 1 Valewood ~~Avenue~~ in an R-4 zone. (39-3-30).

DRIVE

Formal Decisions: (1) GMH Military Housing

3 APPROVED

Pat 563-4630 (o) or 562-7107 (h)

*Route 32 NW Realty, LLC - Request for Sign Variances:

Kentucky Fried Chicken:

Façade sign:

1 addl. façade

3.5 ft. height

Freestanding sign:

56 sq. ft. freestanding

5 ft. height

Long John Silver:

Façade sign:

1 addl. façade

3.5 ft. height

Freestanding sign:

56 sq. ft. freestanding

5 ft. height



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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(570) 296-2765
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Writer's E-mail Address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: CARALEX SITE PLAN
PROJECT LOCATION: INDUSTRIAL WAY (OFF NYS RT. 300)
SECTION 4 – BLOCK 3 – LOT 13.24
PROJECT NUMBER: 02-29
DATE: 25 SEPTEMBER 2002
DESCRIPTION: THE APPLICATION PROPOSES A 31,750 S.F. WAREHOUSE ON THE
RECONFIGURED LOT (PER LOT LINE CHANGE APPLICATION 02-28).
THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the PI zoning district of the Town. The bulk information shown on the plan is correct for the use group indicated. The “provided” values should include both a Gross Lot Area and Net Lot Area, and all the wetlands must be considered. This may result in the need for an additional area variance, in addition to the height variance noted on the plan.
2. As was noted in the Lot Line Change Application comments, I suggest that the Board request the applicant to construct and dedicate a turnaround cul-de-sac at the end of Industrial Way. The Highway Superintendent concurs with this requirement. This should be considered now, and a layout reviewed, as it may effect lot areas.
3. The application requires at least one variance and should be referred to the Zoning Board of Appeals. We will continue our review upon their return.

Respectfully Submitted,


Mark J. Edsall, P.E., P.P.
Planning Board Engineer

RESULTS OF P.B. MEETING OF : September 5, 2002

PROJECT: Caralex Realty S.P. **P.B.#** 02-29

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M)___ S)___ VOTE: A ___ N ___

2. TAKE LEAD AGENCY: Y___N___

CARRIED: YES NO

M)___S)___ VOTE: A___N___

CARRIED: YES NO

WAIVE PUBLIC HEARING: M) S) VOTE: A N WAIVED: Y N

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

★ REFER TO Z.B.A.: M) B S) L VOTE: A) 5 N) 0

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED: _____

M) S) VOTE: A N APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

Send to Z.B.A.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/25/2002

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 2-29

NAME: CARALEX REALTY SITE PLAN PA2002-1021

APPLICANT: CARALEX REALTY

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	09/20/2002	MUNICIPAL HIGHWAY	09/23/2002	APPROVED COND
		. CONCEPTUALLY APPROVED. MORE INFORMATION NEEDED FOR FINAL		
		. APPROVAL - APPLICANT SHOULD CONSTRUCT A CUL-DE-SAC AT END OF		
		. INDUSTRIAL WAY.		
ORIG	09/20/2002	MUNICIPAL WATER	09/24/2002	APPROVED
ORIG	09/20/2002	MUNICIPAL SEWER	/ /	
ORIG	09/20/2002	MUNICIPAL FIRE	09/24/2002	DISAPPROVED
		. NEED SPRINKLER SYSTEM. - ADDITIONAL HYDRANT NEEDED AT REAR		
		. OF BUILDING. - FIRE INSPECTOR WILL NEED TO KNOW WHAT WILL BE		
		. STORED IN THE WAREHOUSE IN ORDER TO DETERMINE ADDITIONAL		
		. FIRE PROTECTION EQUIPMENT AND EXITS. (TRAVEL DISTANCE IN A		
		. SPRINKLERED BUILDING DESIGNATED S1 UNDER THE NEW CODE IS 100		
		. FEET MEASURED ALONG THE ESTABLISHED AISLES.		
ORIG	09/20/2002	NYSDOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/25/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 2-29

NAME: CARALEX REALTY SITE PLAN PA2002-1021

APPLICANT: CARALEX REALTY

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

09/18/2002 WORK SESSION

SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/25/2002

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-29

NAME: CARALEX REALTY SITE PLAN PA2002-1021

APPLICANT: CARALEX REALTY

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/20/2002	EAF SUBMITTED	09/20/2002	WITH APPLIC
ORIG	09/20/2002	CIRCULATE TO INVOLVED AGENCIES	/	/
ORIG	09/20/2002	LEAD AGENCY DECLARED	/	/
ORIG	09/20/2002	DECLARATION (POS/NEG)	/	/
ORIG	09/20/2002	SCHEDULE PUBLIC HEARING	/	/
ORIG	09/20/2002	PUBLIC HEARING HELD	/	/
ORIG	09/20/2002	WAIVE PUBLIC HEARING	/	/
ORIG	09/20/2002	PRELIMINARY APPROVAL	/	/
ORIG	09/20/2002		/	/

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#848-2002**

09/23/2002

Marine Midland Bank #02-29

**Received \$100.00 for Planning Board Fees on 09/23/2002. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/23/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 2-29

NAME: CARALEX REALTY SITE PLAN PA2002-1021

APPLICANT: CARALEX REALTY

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/20/2002	REC. CK. #024897	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

Hei
9/23/02



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☒ WATER DEPT.,
☐ SEWER DEPT., ☐ HIGHWAY DEPT.

JAN 15 2003

P.B. FILE # 02-29 DATE RECEIVED: JAN 15 2003

PLEASE RETURN COMPLETED FORM TO MYRA BY: 1-21-03

THE MAPS AND/OR PLANS FOR:

Caralex
Applicant or Project Name

SITE PLAN ☒, SUBDIVISION ☐, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: Water available - Please check with engineer's office if permitted to install new water service.

☐ DISAPPROVED:

Notes: _____

Signature: Sten B. D. 1-22-03
Reviewed by: _____ Date

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: Carolex Realty
DATE: 17 January 2003

Planning Board Reference Number: PB-02-28

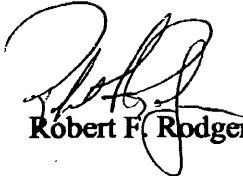
Dated: 31 December 2002

Fire Prevention Reference Number: FPS-03-02

A review of the above referenced lot line change was conducted on 17 January 2003.

This lot line change is acceptable.

Plans Dated: 31 December 2002


Robert F. Rodgers



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF:

New Windsor

P/B APP. NO.:

02-29

WORK SESSION DATE:

15 Jan 2002

PROJECT: NEW

OLD

X

REAPPEARANCE AT W/S REQUESTED:

No

RESUB. REQ'D:

new plans

PROJECT NAME:

Vesta SP (Candace)

REPRESENTATIVES PRESENT:

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER
P/B CHMN

X

FIRE INSP.
PLANNER
OTHER

Bole

ITEMS DISCUSSED:

net area should be shown
on bulk table

get variance

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

**PROJECT
TYPE**

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral:

Y N

Ready For Meeting

X Y N

Recommended Mtg Date

OK
ASAP



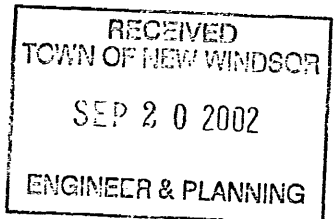
Town of New Windsor

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Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,
☒ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # 02-29 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: A.S.A.P.

THE MAPS AND/OR PLANS FOR:

Caralex

Applicant or Project Name

SITE PLAN ☒, SUBDIVISION ☐, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: Building must connect to existing 12" SEWER unless
otherwise authorized.

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by: _____

Date _____



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

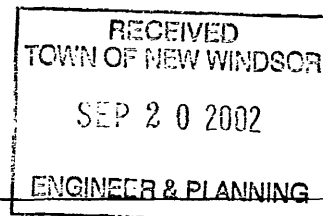
RECEIVED

SEP 23 2002

PROJECT REVIEW SHEET

N.W. HIGHWAY DEPT.

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,
☐ SEWER DEPT., ☒ HIGHWAY DEPT.



P.B. FILE # 02-29 DATE RECEIVED:

PLEASE RETURN COMPLETED FORM TO MYRA BY: A.S.A.P.

THE MAPS AND/OR PLANS FOR:

Caralex

Applicant or Project Name

SITE PLAN ☒, SUBDIVISION ☐, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ APPROVED:

Notes: Conceptually Approved. More Information
needed for Final Approval
Applicant should construct a cul-de-sac at
end of Industrial Way.

☐ DISAPPROVED:

Notes:

Signature:

Henry J. Huel

Reviewed by:

9/23/02
Date



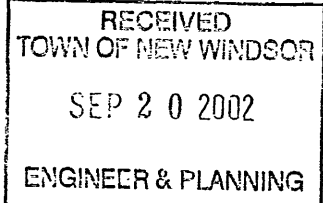
Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
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OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☒ WATER DEPT.,
☐ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # **02-29** DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: A.S.A.P.

THE MAPS AND/OR PLANS FOR:

Caralex

Applicant or Project Name

SITE PLAN ☒, SUBDIVISION ☐, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes:

Property has town water.
Notify water dept. if any changes.

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by: _____

Date: 9-24-02

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: Caralex Site Plan
DATE: 24 September 2002

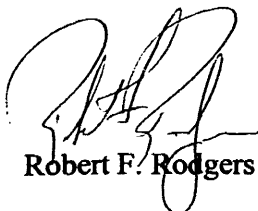
Planning Board Reference Number: PB-02-29
Dated: 20 September 2002
Fire Prevention Reference Number: FPS-02-055

A review of the above referenced subject site plan was conducted on 24 September 2002, with the following being noted:

1. Sprinkler system required by local law.
2. Additional hydrant needed at rear of building.
3. Will need to know what will be stored in the warehouse in order to determine additional fire protection equipment and exits. (Travel distance in a sprinklered building designated S1 under the new code is 100 feet measured along the established aisles.

The plan at this time is not acceptable.

Plans Dated: 18 September 2002



Robert F. Rodgers



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@ptd.net

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

P/B APP. NO.: **02-29**

TOWN / VILLAGE OF: NEW Windsor

WORK SESSION DATE: 18 Sept 02

PROJECT: NEW ☒ OLD ☐

REAPPEARANCE AT W/S REQUESTED: later

RESUB. REQ'D: Full App

PROJECT NAME: Caralex Realty S/P

REPRESENTATIVES PRESENT: Greg Shaw

MUNICIPAL REPS PRESENT:

BLDG INSP. ☐
ENGINEER ☒
P/B CHMN ☐

FIRE INSP. BGL
PLANNER ☐
OTHER ☐

ITEMS DISCUSSED:

- rec culderson
- rec hydrant end of TWC
- then private line w/ hydrant
- OK as is to send to ZBA

STND CHECKLIST:

DRAINAGE ☐
DUMPSTER ☐
SCREENING ☐
LIGHTING ☐
(Streetlights)
LANDSCAPING ☐
BLACKTOP ☐
ROADWAYS ☐

ZBA referral.

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan X Special Permit _____

Tax Map Designation: Sec. 4 Block 3 Lot 13.24

BUILDING DEPARTMENT REFERRAL NUMBER PA2002 - 1021

1. Name of Project New Building For Caralex Realty

2. Owner of Record Caralex Realty Phone 561-2440

Address: 463 Temple Hill Road, New Windsor NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same As Owner Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695

Address: 744 Broadway Newburgh NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

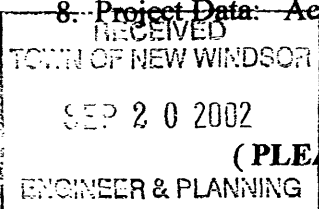
Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Gregory J. Shaw, P.E. 561-3695
(Name) (Phone)

7. Project Location: On the south side of Industrial Way 800 feet
(Direction) (Street) (No.)
west of Temple Hill Road
(Direction) (Street)

8. Project Data: Acreage 18.4 Zone PI School Dist. Newburgh Enlarged



9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) The construction of a 31,750 SF warehouse on a 18.4 acre parcel

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

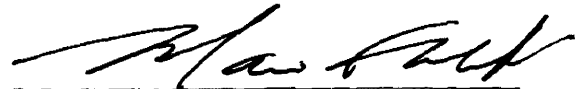
SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

17 DAY OF Sept 2002



APPLICANT'S SIGNATURE


NOTARY PUBLIC

April Thornton
Notary Public, State of New York
Registration #011H6041293
Qualified in Orange County 2006
My Commission Expires May 8, 2002

MARIO F. MAFFEI

Please Print Applicant's Name as Signed

TOWN USE ONLY
RECEIVED
TOWN OF NEW WINDSOR

SEP 20 2002
DATE APPLICATION RECEIVED

ENGINEER & PLANNING

02-29

APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Caralex Realty, ^{it conducts business} ~~deposes and says that he resides~~
(OWNER)

at 463 Temple Hill Road New Windsor in the County of Orange
(OWNER'S ADDRESS)

and State of New York ^{it} ~~he~~ is the owner of property tax map

(Sec. 4 Block 3 Lot 13.24)
designation number (Sec. Block Lot) which is the premises described in

the foregoing application and that ^{it} ~~he~~ authorizes:

(Applicant Name & Address, if different from owner)

Gregory J. Shaw, P.E.

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

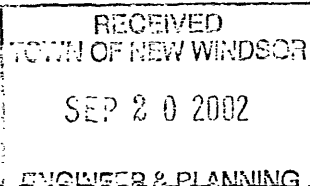
Date: 9-17-02

Paul Thornton
Witness' Signature

[Signature]
Owner's Signature

Applicant's Signature if different than owner

Representative's Signature



**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

02-29

TOWN NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

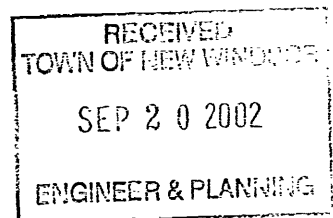
ITEM

1. X Site Plan Title
2. X Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



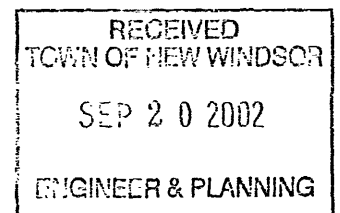
3. X Applicant's Name(s)
4. X Applicant's Address
5. X Site Plan Preparer's Name
6. X Site Plan Preparer's Address
7. X Drawing Date
8. X Revision Dates
9. X Area Map Inset and Site Designation
10. NA Properties within 500' of site
11. NA Property Owners (Item #10)
12. X Plot Plan
13. X Scale (1" = 50' or lesser)
14. X Metes and Bounds
15. X Zoning Designation
16. X North Arrow
17. X Abutting Property Owners
18. X Existing Building Locations
19. X Existing Paved Areas
20. X Existing Vegetation
21. X Existing Access & Egress



02-29

PROPOSED IMPROVEMENTS

- | | | |
|-----|-----------|-------------------------------------|
| 22. | <u>NA</u> | Landscaping |
| 23. | <u>X</u> | Exterior Lighting |
| 24. | <u>NA</u> | Screening |
| 25. | <u>X</u> | Access & Egress |
| 26. | <u>X</u> | Parking Areas |
| 27. | <u>X</u> | Loading Areas |
| 28. | <u>X</u> | Paving Details (Items 25 - 27) |
| 29. | <u>X</u> | Curbing Locations |
| 30. | <u>X</u> | Curbing through section |
| 31. | <u>NA</u> | Catch Basin Locations |
| 32. | <u>NA</u> | Catch Basin Through Section |
| 33. | <u>X</u> | Storm Drainage |
| 34. | <u>NA</u> | Refuse Storage |
| 35. | <u>NA</u> | Other Outdoor Storage |
| 36. | <u>X</u> | Water Supply |
| 37. | <u>X</u> | Sanitary Disposal System |
| 38. | <u>X</u> | Fire Hydrants |
| 39. | <u>X</u> | Building Locations |
| 40. | <u>X</u> | Building Setbacks |
| 41. | <u>NA</u> | Front Building Elevations |
| 42. | <u>X</u> | Divisions of Occupancy |
| 43. | <u>NA</u> | Sign Details |
| 44. | <u>X</u> | Bulk Table Inset |
| 45. | <u>X</u> | Property Area (Nearest 100 sq. ft.) |
| 46. | <u>X</u> | Building Coverage (sq. ft.) |
| 47. | <u>X</u> | Building Coverage (% of total area) |
| 48. | <u>X</u> | Pavement Coverage (sq. ft.) |
| 49. | <u>X</u> | Pavement Coverage (% of total area) |
| 50. | <u>X</u> | Open Space (sq. ft.) |
| 51. | <u>X</u> | Open Space (% of total area) |
| 52. | <u>X</u> | No. of parking spaces proposed |
| 53. | <u>X</u> | No. of parking spaces required |



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. NA A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.


APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

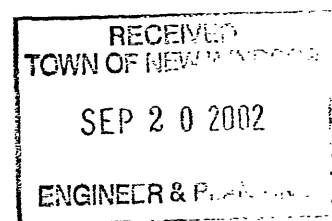
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  9/18/2002
Licensed Professional Date



PROJECT ID NUMBER

617.20
APPENDIX C

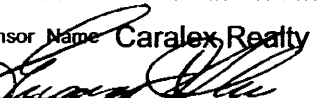
SEQR

STATE ENVIRONMENTAL QUALITY REVIEW

SHORT ENVIRONMENTAL ASSESSMENT FORM

for UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR Caralex Realty	2. PROJECT NAME New Building For Caralex Realty
3. PROJECT LOCATION: Town Of New Windsor Municipality	Orange County
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map At the present termination of the road known as Industrial Way	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: The construction of a 31,750 SF building for warehouse use on a 18.4 acre parcel of land located in an industrial zone	
7. AMOUNT OF LAND AFFECTED: Initially 18.4 acres Ultimately 18.4 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit / approval: Town of New Windsor Zoning Board of Appeals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant / Sponsor Name Caralex Realty Date: September 16, 2002 Signature 	

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TOWN OF NEW WINDSORIf the action is a Coastal Area, and you are a state agency, you must
complete the Coastal Assessment Form before proceeding with this assessment

ENGINEER & PLANNING

02-23

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
No

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:
No

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:
☐ Yes ☒ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:
☐ Yes ☒ No

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Town of New Windsor Planning Board
Name of Lead Agency

James R. Petro, Jr.
Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Date

Chairman

Signature of Preparer (If different from responsible officer)

RECEIVED
TOWN OF NEW WINDSOR
SEP 20 2002
ENGINEER & PLANNING

02-29